

Reason for Rezoning: The parcels to be added to the current RD-5 Zone to create a new RD-5 Zone each present unique characteristics that justify their inclusion in the new RD -5 Zone.

First: The parcels known as Lots 1A, 1B, 1C, and 1D on Assessor's Map 53 are currently zoned RO. RO is a one-family dwelling district. The parcels have no frontage on any public way, and no residential buildings can be constructed on the parcels. By including these parcels in the rezoning the new RD-5 zone will run along the Town of Lexington's border with the City of Woburn.

Second: The parcel known as parcel 2A on Assessor's Map 53, also known as 509 Woburn Street is a currently zoned RO. RO is a one-family dwelling district. The parcel shares a common southerly boundary in excess of four hundred fifty feet (450') with the existing RD-5 district. The RD-5 district is currently the site of 51 garden style apartments. To the northeast of the property on Land in the City of Woburn, a proposed eight (8) unit development has been permitted by the City of Woburn and may be under construction at the time of Town Meeting.

The realities on the ground are that 509 Woburn Street is surrounded by multifamily developments either already constructed or to be constructed on three (3) sides and Woburn Street is on the fourth side. A rezoning to RD would be appropriate for the area, which already includes multifamily dwellings.

Compliance with the Planning Board Comprehensive Plan:

"The Lexington We Want: Comprehensive Plan, First Four Elements ("The Comprehensive Plan") was approved by the Planning Board in January 2002. The Comprehensive Plan provides a broad statement about the kind of Town that those involved want Lexington to be.

Among the goals is housing to support the social and economic diversity of Lexington. Another identified goal is to grow the production of housing that is relatively affordable and will serve other diversity concerns such as serving small households.

The applicant believes that this project addresses goals identified in the Planning Board's Comprehensive Plan. Specifically the goal to grow the production of housing that is relatively affordable and will serve other diversity concerns such as serving small households.

Impact on Public Facilities and Services:

The applicant has been in contact with the Department of Public Works and has ascertained that current sewer and water services in Woburn Street are more than adequate to meet the use added by the occupancy of the units to be constructed.

Public transportation could be enhanced as the applicant hopes to have Lexpress reestablish its daily trips to the proposed new RD district. The applicant will work with Lexpress to determine steps that might be taken to promote use of Lexpress at the site.

The applicant has met with Assistant Chief Wayne Delaney and Fire Prevention Officer Lt. Ken Tremblay of the Lexington Fire Department and they are satisfied with the proposal as outlined.

Impact on Environment:

The applicant has caused tests for groundwater levels to be made. The soil engineer is satisfied that the construction of the proposed building, the Manor House, on parcel 2 will have no adverse impact. The applicant is unaware of historical or archaeological resources on the site. At the time the Countryside Manor was constructed at 425 Woburn Street (Assessor's Map 53, Parcel 3A), no rare or endangered species were detected. The applicant intends to file a Notice of Intent and cooperate with the Conservation Commission during the Notice of Intent process.

Countryside Manor presently has a conservation area that is protected by a Conservation Restriction the Conservation Restriction protects approximately nine (9) acres of land at the site from building. The restriction also protects the area from the removal or dumping of soil, loam, peat, sand, gravel or other mineral substance. In addition no trash, rubbish or other offensive material will be stored or dumped on the land included in the restriction. The Town has the right through its Conservation Commission to go on the property to ensure that the restrictions are maintained.

FISCAL IMPACT

The object of this presentation is to determine, with our best estimates, the fiscal impact to the Town, as the result of the construction of the Manor House on land to be added to the 1985-RD-5 to create a new 2010 RD-5A.

The existing apartments, known as Countryside Manor, are an established rental residential development which will remain in its current state.

This analysis of the fiscal impact compares the estimated annual gross municipal revenue to the estimated annual municipal service cost. It is our intention to arrive at a fiscal profile of the Manor House expressed in terms of annual net loss or net gain to the Town.

We have made inquiries to various municipal service providers in the Town, specifically the Police Department, Fire Department and School Department. We have not contacted the Department of Public Works because the services traditionally provided by the Public Works Department are provided privately. Additionally municipal service costs related to water and sewer services are addressed through enterprise accounts and users pay for their use with no impact on the monies raised through the property tax.

Municipal Services:

Public Schools:

Based on information available from the School Department the fiscal 2009 budget was \$68,639,586.00 and there were 6181 students in the school system. The resulting calculation indicates a cost per student of \$11,105.00.

The applicants experience with similar two (2) bedroom one floor condominium units at Locke Village (which the applicant manages) indicates one student for every ten (10) units.

The applicants experience with similar two (2) bedroom single floor rental apartments at Countryside Manor indicates 2.6 students for every ten (10) units.

The average student count from both complexes is 1.8 students for every ten (10) units.

Based on those indications, we would conservatively estimate nine (9) students at a cost of \$11,105.00 per student resulting in a total projected cost to the public schools of \$99,945.00.

Police Department:

In fiscal 2009, the Police Department responded to seven (7) calls at Locke Village.

The Police Department Budget for fiscal 2009 was approximately \$5,270,000.00 and the Department responded to 11,000 calls. The approximate cost per response was \$479.00. We conservatively estimate approximately the same number of calls since Locke Village has 11 more condominium units than will be constructed at the Manor House.

Our total projected cost for the Police Department is \$3,353.00.

Fire Department:

In fiscal 2009, the Fire and Rescue Department responded to fifteen (15) calls at Locke Village.

In fiscal 2009 the Fire Department budget was approximately \$5,000,000.00 and the Department responded to 4,113 resulting in a cost per response of \$1,216.00. We conservatively estimate approximately the same number of calls since Locke Village has 11 more condominium units than will be constructed at the Manor House.

Our total projected cost for the Fire Department is \$18,240.00.

Estimated Costs to the Town

Manor House	Fiscal2009 Budget	Cost per student/response	Estimated students/responses	Cost
School Department	\$68,639,586.00	\$11,105.00	Nine (9)	\$99,945.00
Police Department	\$5,270,000.00	\$479.00	Seven (7)	\$3,353.00
Fire Department	\$5,000,000.00	\$4,113.00	Fifteen (15)	\$18,240.00

Based on the foregoing our estimate of municipal service costs to the Town is \$121,538.00.

Revenue Generation:

Property tax:

Our estimated assessed value per unit in the Manor House is \$300,000.00. The applicant expects to sell forty five (45) units (The applicant will cause six (6) units to be made affordable. The final method of ownership may or may not result in property taxes to the Town. To be conservative we have used 45 units). At the fiscal 2010 tax rate of 13.86 the resulting total projected revenue from property tax would be \$187,110.00.

Based on a conservative estimate of the yearly net benefit to the Town will be \$65,572.00.

In addition to the long term tax benefits to the Town the project will generate approximately \$84,000.00 at the time construction permits are obtained.

Other Special Permits

The only additional permits that the applicant anticipates are permits from the permit granting authority including the Commonwealth of Massachusetts for permission to construct a sidewalk along Woburn Street and to lay out a crosswalk across Woburn Street. The sidewalk and crosswalk are part of the commitment made by the applicant to the Town and it is the applicant's intention to diligently pursue the required permits.